

## **PLANNING AND ZONING COMMISSION**

### **MEETING MINUTES**

**AUGUST 6, 2015**

#### **AGENDA**

- 1. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place**  
**15-059BSD-DP/SP/MSP Development Plan, Site Plan Waivers, Site Plan,**  
**Parking Plan, and Master Sign Plan (Tabled 7 – 0)**
- 2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place**  
**15-062PP/FP Preliminary Plat/Final Plat (Tabled 7 – 0)**
- 3. Thomas Kohler PCD, Subarea E - Emerald Town Center – Veterinary Clinic**  
**15-064AFDP/CU 5601-5691 Woerner Temple Road**  
**Minor Text Modification (Approved 7 – 0)**  
**Amended Final Development Plan (Approved 7 – 0)**  
**Conditional Use (Approved 7 – 0)**
- 4. Tuller Flats – Windows 4313 Tuller Road**  
**15-065MPR Minor Project Review (Approved 7 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: City Council Representative Amy Salay and Commissioners Robert Miller, Chris Brown, Cathy De Rosa, Steve Stidhem and Deborah Mitchell. City representatives present were: Phil Hartmann, Steve Langworthy, Gary Gunderman, Alan Perkins, Joanne Shelly, Devayani Puranik, Tammy Noble, Aaron Stanford, Dana McDaniel, Mayor Michael Keenan, and Flora Rogers.

#### **Motion and Vote**

Ms. Newell made a motion. Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Miller, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

Ms. Newell asked if there were any comments or corrections to the July 9<sup>th</sup> meeting minutes. [There were none.]

#### **Motion and Vote**

Ms. Newell made a motion, Ms. De Rosa seconded, to approve the July 9, 2015 meeting minutes as presented. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Brown, yes; Ms. Salay, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approve 7 – 0)

Chair Newell said there were two cases eligible for the consent agenda this evening (Case 2 and 3). She said they will take the cases in the order of Case 3, 4, 1 and 2. She briefly explained the rules and procedures of the Planning and Zoning Commission. [The minutes will reflect the published order.]

**1. BSD Commercial District – Home2 Hotel  
15-059BSD-DP/SP/MSP**

**5000 Upper Metro Place  
Development Plan/Site Plan  
Master Sign Plan**

Ms. Newell said the following application is a request to construct a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and approval of a Development Plan, Site Plan, and a Master Sign Plan under the provisions of Zoning Code Section 153.066. She said the Commission is the final authority on this application and we will need to swear-in and the case will require four motions. She swore in those who intended on addressing the Commission.

Devayani Puranik summarized the application stating the Development Plan is required if the application involves the construction of more than one principal structure on one or more lots. She said the Site Plan is a more detailed analysis of the application and the recommendation is approval with five proposed waivers and one condition. She said the Parking Plan recommendation is approval and the Master Sign Plan recommendation is approval with two conditions.

Ms. Puranik said the site is about 2.57 acres located at the southwest intersection of West Bridge Street and Frantz Road. She said the Dublin Plaza Shopping Center where the Kroger is located across the street on Frantz Road. She said west is the Embassy Suites Hotel and south of the site is a vacant parcel. She said the site is zoned Bridge Street District Commercial and proposed to be split into two lots; one for the hotel building and the other for an office building. She said the proposed building is a four story Bridge Street District Corridor Building. She said the hotel is about 80,400 square feet hotel with 129 units with 1,900-square feet of open space which is divided into two pocket plazas. She said there are 122 shared parking spaces between the office and hotel building. She said the two-story 14,000-square foot office building will be Phase II and reviewed separately.

Ms. Puranik said the proposed open space is divided into two pocket plazas, one being proposed at the tower near the SR-161 and Frantz Road intersection. She said it is treated with a combination of hardscape, landscape, and planter beds and some trees. She said is it connected to the existing shared use path for pedestrians who cross over from the Kroger Shopping Center and can get access from the shared use path to the west. She said the second open space is provided along Frantz Road close to the patio spaces connected to the entrance with hardscape with landscaping treatment. She said it opens onto the shared use path with benches and landscaping. She said the applicant is proposing a "Dublin" dry stacked stone wall which will be reconstructed. She said the staff comments focused on providing ADA accessibility to the shared use path to the main entrance of the hotel and that is being addressed with a condition.

Ms. Puranik said the Site Plan review includes review of the architecture. She said public spaces and patio spaces are provided along Frantz Road, which will activate the street. She added that the landscaping along SR-161 is part of the City of Dublin maintenance and will be matched to the proposal for the SR 161 improvements. She said the proposed materials for the building are stone for the base, a lighter and darker brick for the main facades, clear glass for tower and windows, fiber cement band as an accent material, bronze window frame, and EIFS cornice. She showed examples of the materials with the colors.

Ms. Puranik said the Code requires 135 parking spaces for hotel and office. She said that 122 spaces are provided with the justification that the timing is different for each building with the office use being 8 am to 5 pm and the hotel after 5:00 pm. She said the required bicycle parking is 11 and 12 spaces are provided which are located closer to the hotel and a design for the bicycle racks is also provided.

Ms. Puranik said the Master Sign Plan has four proposed signs as permitted in terms of number. She said the wall sign located close to the main entrance/lobby area, which meets all the requirements of wall sign

in terms of square footage and color, located at eight feet with two colors, white and green. She said it is technically not fronting on a public street, which is why the location is part of the Master Sign Plan. She said the second sign is along the west elevation for people traveling along SR-161 located high on the building and meets all the requirements of the building identification sign for highway frontage building.

Ms. Salay asked for clarification of highway frontage signs, which was intended for office buildings along I-270.

Ms. Puranik said SR-161 is a high speed highway though not I-270 and the proposed sign will have to be addressed through a Master Sign Plan.

Ms. Puranik said the third sign is a projecting sign closest to the patio space along Frantz Road and meets all the requirements of the Code.

Mr. Stidhem asked if the sign was not considered highway frontage what would have to change about the sign.

Ms. Puranik said the height of the sign would have to be lowered to eight feet and the size would be calculated based on the frontage and the width of the building.

Mr. Stidhem said that the elevation does not seem like highway frontage at the corner of SR-161 and Frantz Road.

Ms. Salay agreed.

Ms. Puranik said the sign is along the west elevation and Embassy Suites has a similar sign high on the building for SR-161.

Ms. Salay said the Embassy Suites is a much taller building and they had to receive a variance from the Board of Zoning Appeals (BZA). She said she was on the BZA when that sign was reviewed and they had a lot of discussion about the hotels being a flagship hotel and it was a struggle to get approval.

Ms. Puranik said the last sign is a directional sign along Upper Metro Place. She said the ART review has a condition that this sign needs to meet the directional sign requirement without a business name but only enter, exit, or parking. She said the directional sign is smaller and the height is only allowed to be three feet. She said the ART recommendation is to limit this sign to comply with the Directional Sign Code.

Ms. Puranik said recommendations and actions for this application is the following:

Development Plan recommendation is approval with one condition:

1. Investigate the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building prior to the building permit review.

Site Plan recommendation is approval with 5 Site Plan waivers and one condition:

1. Ground Story Transparency (Section 153.062(O)(5)) – Corridor Building
  - Previously approved for 43%; new request for 38% - *Approval*
2. Upper Story Transparency (Section 153.062(O)(5)) – Corridor Building – *Approval*
  - Required 30%; Provided 25%
3. Blank Wall (Section 153.062(O)(5)) – Corridor Building – *Disapproval*
  - Required 15'; Provided 26'
4. Open Space Proportion – *Approval*
  - Required 3:1; Provided 5:1

5. SR 161 Street Trees - *Approval*

Site Plan Condition:

1. Resolve the landscaping details prior to the demolition permit.

Parking Plan recommendation is approval.

Master Sign Plan recommendation is approval with two conditions:

1. That the sign type D (directional sign) is modified to meet the requirements of Zoning Code Section 153.157(L) for private traffic and on-site directional signs (not more than 4 square feet, with no advertising including logos, and three feet high); and
2. That the technical details and additional information (height to the top of the signs, sign areas, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

Ms. Salay discussed the mature trees located along SR-161 and suggested preserving them.

Mr. Brown said there are two nine-inch oaks on the corner.

Ms. Puranik said the City of Dublin will installing landscaping and trees should be included. She said the design has not been approved yet but the Parks and Recreation is working with ODOT to install landscaping for the median, which will be coordinated with the landscaping along the hotel frontage as well.

Ms. Newell asked if they knew what ODOT planned for this area.

Mr. Stidhem asked if there is a plan for the entire intersection.

Mr. Stidhem said he thought that Frantz Road was going to go straight across and the intersection was going to be modified and wondered how this site would fit into the new look of the intersection.

Ms. Salay said a plan for Frantz and 161/Post and with the evolution Bridge Street and the OCLC site to the north will be different in the future depending on the improvements west of the intersection. She said once the interchange construction is completed, appropriate concepts will be studied for that intersection.

Ms. Puranik said the overall vision is not yet on paper, but the intersection of SR-161/I-270 as a main gateway into the City of Dublin and the east intersection at SR-161 of Frantz Road will be a mini gateway.

Mr. Brown said Ivory Silk Lilacs are specified for Frantz Road which is a pretty but a slow growing tree. He said that he would prefer to see taller tree canopies which do not block the Frantz Road public spaces. Ms. Puranik said the applicant had proposed a different species and the City of Dublin Forester made this recommendation of Ivory Silk Lilacs to make sure that the street trees are proportionate to the available space and will withstand the salt and the snow.

Mr. Brown said that per his observations, a lot of the street trees are now smaller ornamental trees. He added that some of these trees are not the hardiest or long lived and he would prefer substantial shade trees. He asked Ms. Salay to bring the subject to City Council.

Ms. Salay said some because of these changes are result of the AEP trimmings to keep the foliage from the power lines and the City Forester started to look at something that will grow full size and fit within the right-of-way to avoid any additional trimmings.

Nelson Yoder, 5927 Rings Road, Dublin, Ohio, said there is a possibility of getting a tree spade and replanting on site. He said the building location on the site is resulted due to additional roadway requirement. He said the building set back zone required them to push the building back from Frantz Road.

Gary Sebach, 101 Mill Street, Gahanna, said they had spent a lot of time looking at the right-of-way and the City helped identify the "Build to Line".

Mr. Sebach said the changes are proposed since the last PZC meeting. He said that the process began by placing the building along the street frontage with parking behind the building consistent with the BSD code. He said initial discussions were about moving the entrance and public space to the Frantz Road side and energize and engage Frantz Road. He said that the tower element was added at the intersection to create the sense of entry and a sense of place for the building.

Mr. Sebach said they followed the brand standards for the hotel while incorporating the requirements for the code. He said they have added additional glass to get the transparency numbers up and use various materials for textures with a more contemporary brick.

Mr. Sebach said that initial comments from PZC were not using the fiber cement panels and a more traditional material of brick and stone reflecting the tradition of Dublin. He said the challenge is designing a signature building with traditional materials such as brick and stone. He said the tower was appreciated during the initial discussions.

Mr. Sebach said that design is focused on achieving the balance to create a 21<sup>st</sup> century building while using the traditional materials.

Mr. Sebach said the cornice line is changed to get traditional feel that was seen at the Home2 hotel in Cranberry. He said they added a stone base to create the texture and tone of the base. Mr. Sebach said the feedback from last PZC meeting was that the vertical elements were competing with each other and introduction of a more random pattern will help to add interest. He said the vertical elements along Frantz Road were repetitive and competing with each other for hierarchy. He said the proposed brick was supported, but the Commission felt that SR-161 elevations needed improvements but was comfortable with the elevations along Frantz Road. He said they were asked to incorporate stone on other facades and there was concern regarding the window louvers. He showed a sample of built-in window louvers with a commercial aluminum thermal break window. He said the green accent color which was considered as signage is now removed from the building. He said this project is setting the context for the area and he showed pictures of the surrounding buildings.

Mr. Sebach said the landscape plan has been reviewed and supported by staff. He said the street trees normally are 35-40 feet on center, they are installing at 20-25 feet on center with smaller ornamental trees at the direction of the City and they are making up for the growth by making them at a tighter spacing together. He said the stone wall goes around the site including in front of the building with a 3-foot differential between the finished floor and the sidewalk so that the wall becomes the separation with steps up to keep the room above the sidewalk to create the pedestrian separation so that no one could walk up to the bedrooms. He said the plaza for the tower is for guests to access the building. He said the public could access the outdoor living room patio with a fire pit. He said they are addressing the ADA accessibility with incorporating a ramp to connecting the main lobby. He said the parking lot is screened with a low ground cover in front of evergreen shrubs to provide parking lot screening.

Mr. Sebach said a lot of time was spent repackaging the north elevation that was very large and plain. He said the rooms are flipped onto the opposite side to get a narrower end of the building and changed the materials and forms, added the white brick element on the corner and incorporated corner glass to soften the corner in addition to landscaping to address the blankness of the original design.

Mr. Sebach said the stone is carried up the building to create some texture and warmer, richer color. He said the contemporary cornice is also modified. He said that the green color for the corner tower is now introduced from inside.

Ms. De Rosa said the green is a brighter green than what was proposed on the building.

Ms. Salay said they removed it from the exterior to the interior and it was very clever.

Ms. Newell said the Wendy's Headquarters has similar application of red inside the lobby, which is lit in the evening in addition to a sign on the sidewall that cannot be regulated by Code because it is inside the lobby.

Ms. Mitchell said the inside color resulted in a larger green area.

Ms. Newell said that the tower is a public space where guests will spend time before going to their rooms and the light will always be on. She added that the proposed clear glass has a big span of glass and which is not advisable for the solar heat gain. She said the way of toning down the inside of the space is requiring tinted glass at that location. She said the darker the tint the less prominent it will be from inside the building when it is lit at night.

Mr. Brown said that corner is not much exposed to the sun.

Mr. Sebach said it is a fairly small lounge in the corridor so he did not think it would be highly occupied space.

Mr. Brown said it is a clever reaction and a solution to a problem, which he likes and does not offend him.

Mr. Sebach said they are open to suggestions.

Mr. Sebach said the stone is introduced around the corner and incorporated into the columns and changed the detail of the pergola and the drop off area and porte cochère to match details and profile as the cornice above with the same stone columns and a series of horizontal members with one area over the door. Mr. Brown said the corner with the green interior is the corner where they are preserving the two nine-inch caliper oak trees to soften that area. He said this is the elevation where he likes the ground floor elevation with the Bridge Street Form Based Zoning, which intends transparency and a presence on the street. He added that the applicant has responded to the Code but would like more of the ground floor building exposed with a taller canopy on the trees as opposed to the shorter ones. He said it responds to what Bridge Street is.

Ms. Salay said she does not have an objection to the street presence in this area but would also like to see vertical elements in terms of landscaping.

Mr. Brown said that the renderings do not include the Ivory Silk Lilac.

Mr. Sebach said they are not shown in the rendering because they would obscure the view of the building in the renderings but they are placed every 25-feet.

Mr. Brown said that the street presence is appealing and advised not to block it with shorter ornamental trees.

Mr. Sebach said the glass is introduced for some transparency at the fitness center and at the front door but the changed signage is still not reflected in the renderings due to time constraint. He said there is a beacon element with lights that will glow with a white light with a soft glow.

Ms. De Rosa said that this is a big step forward from the last review and likes the different elements with the stone which nice adding more character. She said she is not a fan of the green light and now that they have responded to their comment making this a more traditional building it does not feel harmonious to the rest of the building. She said the end signage that is possible freeway sign is overwhelming and should be smaller. She asked if the louvers under the windows are blue.

Mr. Sebach said the louvers in the rendering reflects the sky but those will be dark brownish/gray window and the idea is a window frame that bridged between the dark and light brick.

Mr. Brown said he thought the applicant responded to what was asked at the Commission. He said when he looks at the north elevation he reminds himself that with the interchange high speed road the traveler will first start to slow down for the light while getting off exit ramps. He added that is not suburban Dublin yet, but it is the gateway. He said he hopes that they get ODOT cooperation to get some trees to soften the elevation. He said the sign does not bother him and is facing west and as he exits the ramp it will be visible but with all the trees that is in front of it and with the Embassy Suites close by it is not a huge impact. He said he likes to see all the businesses succeed and thinks if any other use at that corner including other hotels will result in very plain facades. He said this building has character and is dynamic and more cutting edge meeting the intent of the Bridge Street. He said that the building it responds to the context but added that his only point of contention is trees. He said that the applicant has done a pretty good in his opinion.

Ms. Mitchell said this plan is a lot better and they have responded to many of the items of concern. She said from a branding perspective the light in the tower and in the roof, plus the signs are excessive. She said they are using multi-flaccid branding which needs to be toned down. She said the light in the tower is more creative and interesting on its own than just signage but the lights and the signs are excessive branding in combination. She said there is concern with the tonality of the green in the tower and would not like it to glow at night. She said collectively it is too much branding but pieces of it could be kept and others can be toned down.

Mr. Sebach said in renderings do not reflect the actual colors and change the lighting and soften the look. He said they have removed the monument sign. He added that from SR-161 heading west there is only a blade sign. He said that there is no sign for traveler going east. He added that that the landscaping will cover that elevation and wanted to get a sign above the landscaping. He said that there are only two signs on the building and the branding color inside the tower.

Mr. Yoder said the branding color was a way to work the brand into the building. He suggested that the Commission can include a condition that if the color is very harsh, it will have to be replaced.

Ms. Newell said that is a nice offer and nice solution. She said with the green paint if it was not their branding color she would not have an objection to it because the transparency proposed for the tower connects inside with the outside meeting the intent of Bridge Street District.

Ms. De Rosa said that the proposed green color should be harmonious with the building.

Mr. Yoder said it will give them a chance to tweak the color in the field and make sure it looks good with the warm colors of the building.

Ms. Mitchell said she likes the light and from a branding perspective that is subtle and creative to activate the associations with the brand than having the literal obviousness of the logo. She said the logo is very literal and very blunt whereas the tower color is more creative and subtle.

Ms. Newell said architecturally for the building, she thinks they listened and she likes the architecture now. She said it is a nice improvement. She said the signs are integrated into the architecture with the building and signage needs to be visible with a hotel. She said she would be more comfortable knowing what the square footage is of the signage with their review.

Ms. Salay said the other hotels such as the Embassy Suites and the Marriott are much larger than this project, which is something to consider.

Ms. Newell said she is trying to be fair to everyone including the surrounding projects and this applicant.

Ms. Newell said the one thing of concern is the glowing box on the top of the building, which is a beacon. She said that is not going to add anything architecturally to the building.

Mr. Stidhem said he always tries to visualize what this will look like and he likes the outside seating incorporation of brick. He said he really did not like the drive through area before but the proposed changes are a lot better now and he appreciates the change. He said he likes the green glowing light and it is an awesome proposal and a creative way to solve problem. He said this is an extended stay hotel where people will not need to look for assigns as needed daily stay type hotel.

Ms. Mitchell said if they could find out the proportional size of the signage at the Marriott and the Embassy Suites to use with the review of this signage.

Ms. Salay said she has had issues with this application from the beginning and likes the cornice treatment and the stone. She said the concern is with the two types of contrasting bricks and the stone, which clash. She said she does like the stone textures and colors. She said she likes the activation of Frantz Road and would agree there should be taller canopy trees but if there is not enough room for the tree roots maybe have separation in the stone wall for the tree plantings rather than having a consistent stone wall.

Ms. Salay said the north elevation with the straight stone wall and with the way it emulates in and out with the planting beds with the daffodils everywhere in the spring and during the summer the blooming daylilies it is a beautiful area. She said that if there was some softness with the stone wall and some mounding it would enhance that elevation. She said she likes the idea of moving trees on site and would like to save the existing mature trees. She said she likes the corner glass on the northwest elevation.

Ms. Salay said the wall sign is not a high speed roadway and is where they should be slowing down as they approach the community. She said she would rather have a ground sign than the large wall sign on the western elevation. She said her concern is that this building is black and white and branded all over. She said there are brand specific elements with the black and white and green accents colors. She said she appreciates the idea to repaint if the green color is jarring. She reiterated that it is a very branded building. She said she would like to see a building that is much more Dublin-centric and that when the brand changes on this building they have something more timeless.

Ms. Salay said she cannot support this application as submitted and concerned with the brand-centric building at the gateway corner.

Mr. Miller said this is a huge upgrade from last time. He said he is on the extreme negative side of this review because the location is extremely special and a major gateway into the community.



Ms. Mitchell said this is already so branded that if it is possible to have no signage or just a sign that was small near the entrance as a ground sign. She said the building screams Hilton Home2 Hotel from the architecture and design of the building. She said it is recognizable from the look of the building and does not need much signage because of the branding.

Mr. Sebach asked if they can separate the Master Sign Plan from consideration and come back with a better solution.

Ms. Newell asked if there were any other comments.

Mr. Brown asked if the division of the site the ramifications.

Ms. Puranik said the lots are divided for separate ownership and financial obligations. She said the proposed plat will also clean up the right-of-way changes. She said there is a small amount of right-of-way take on the north side. She added that the proposed plat will help to clarify the existing deed restrictions. She said the application has the access and storm water easements noted on the plat, which does not affect the functionality of these two buildings on the plat.

Mr. Yoder said given what they have heard tonight they would like to table this application and come back with some different looks for this proposal with the color choices, the branding look. He added that revising the color palate a might help tone down the branding aspect and still get them to a point where Hilton is comfortable with the building as well.

Ms. Newell said she commends them for being so cooperative.

Mr. Yoder said they would like to be a great gateway into the City with beautiful trees and exteriors and setting a good tone. He said the brand process to get a brand onto a hotel site like this involves reaching out to Marriott, Hilton or the other types of flags that are out there and Marriott and Hilton are the two best hotel brands that are out there. He said they are fortunate to have one interested in engaging in this site. He added that the brands go through a market study to determine the location. He said they did not specifically asked for Home2 flag on this site but it came from Hilton market study. He said the brand corporations decide the appropriate location for appropriate flag which is a very long process to get a flag awarded for this site. He said it took many months but now have a signed franchise agreement for this site. The proposed H2 is a great improvement for this site and if they try to look to a different flag they are setting the process back a year to find a hotel that wants to be here. He said this is going to be a great addition to this corner and a great use of the site.

Mr. Brown said this is a problem corner site where wedging anything higher end in that small of a lot is very challenging but he understands what the other commissioners are saying.

Mr. Brown said when he sees the opportunity after this project where the Kroger strip center and the bank and McDonald's will become a premium redevelopment lot and a true gateway to Dublin and the whole Bridge Street Corridor. He added that the proposed project a step for interesting transition.

Mr. Miller said the video that was produced for the Bridge Park district was very helpful to see how the phases actually would fit together in real life and thanked the applicant for the video.

Mr. Langworthy said City of Dublin is planning a similar video to try and demonstrate some of the feel of the corridor at a street level.

Ms. Salay said that the video was shown to City Council and was very helpful. She said is very appreciative of their receptiveness of the Commissions' feedback and being willing to table the application for working through the process.

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to table this Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application at the request of the applicant. The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. Salay, yes; and Ms. Newell, yes. (Tabled 7 – 0)

**2. BSD Commercial District – Home2 Hotel  
15-062PP/FP**

**5000 Upper Metro Place  
Preliminary Plat/Final Plat**

Ms. Puranik said the only issue regarding the Plat was updating the access easements. She added that the access easements are now updated to cover access, stormwater easements for both buildings. She said that the only outstanding issue is adding a note on the plat regarding the existing deed restrictions. She said the proposed condition addresses that. She said the other condition is related to technical details for the northeast corner resolving minor discrepancies.

Mr. Yoder requested feedback from the Commissioners.

Ms. Newell said the following application is a request for a subdivision of a 2.57-acre site into two lots for a proposed hotel and future office building on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is a request for review and recommendation of approval to City Council of a Preliminary Plat and a Final Plat under the provisions of Subdivision Regulations. The Commission will make a recommendation to City Council.

Ms. Puranik said there are two lots one for the office and one for the hotel. She said the plat shows all the access, utility, and storm water easements for two buildings. She said the setbacks are shown per the Bridge Street District Code. She said the discrepancy in the northeast corner with the surveyors' pins will be resolved. She said the plats are meeting all the review criteria and the staff is recommending approval with two conditions:

1. That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and
2. That the applicant works with Staff to finalize the additional information on the Plat addressing the deed restrictions on the property prior to the Council hearing.

Ms. Newell asked if the applicant had a presentation.

Mr. Yoder said they did not for the plat and did not want them to vote on the plat at this time but would like to get thoughts or feedback.

Mr. Stidhem expressed his concerns regarding the office building placement.

Ms. Puranik said the placement is according to the Bridge Street District code.

Mr. Stidhem said he is worried about parking being shared because most companies are not truly working 8 am to 5 pm.

Mr. Yoder said the Hilton brand is fine with the ratio as the room occupancy is about 60%.

Ms. Newell asked if there were anyone from the public that would like to speak to this application. [There were none.]

### **Motion and Vote**

Ms. Newell moved, Mr. Stidhem seconded, to table this Preliminary Plat and a Final Plat application at the request of the applicant. The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; and Ms. Newell, yes. (Tabled 7 – 0)

### **3. Thomas Kohler PCD, Subarea E - Emerald Town Center – Veterinary Clinic 15-064AFDP/CU 5601-5691 Woerner Temple Road Amended Final Development Plan/Conditional Use**

Ms. Newell said the application is a minor modification to the development text to permit office of Veterinarians and Animal Hospitals as a conditional use within an existing shopping center at the southeast corner of the intersections of Emerald Parkway and Woerner Temple Road. This is also a proposal for an existing tenant space to be used as a veterinary clinic. This is a request for review and approval of a Minor Text Modification, an Amended Final Development Plan and a Conditional Use and we will need to swear in. The Commission is the final authority on this application and it will require three motions. She swore in those who intended on addressing the Commission. She said this was a consent case and did not need a formal presentation.

Gary Gunderman said this is a proposal for a veterinary office within the Emerald Town Center Shopping area and is a use that is not permitted within the current text but there are similar uses and a minor text modification is recommended to make this a conditional use list for this center. He said once the minor text is amended then there review is an amended final development plan. He said there no changes to the plan or the property or the building or site. He said they are recommending the approval of the conditional use. He said as it is proposed there are no conditions on any of the three steps and the Commission could accept the language as is unless there are conditions to be added to the project.

Ms. Salay said they saw an application previously for the same tenant space for a nail spa that is 5681 Woerner Temple Road and asked if the nail spa has gone away and now the veterinary office is taking its place.

Dr. Michael Henricks, 134 Clinton Heights Avenue, Columbus, OH 43202, said it is still going into that space.

Carol Wass, 150 East Broad Street, said she represents the landlord at this property and when she began involved in the leasing of this property there was a nail salon for one of the three buildings that are at the property that was applying for a conditional use change and that was approved. She said this is the last phase in their third building that Dr. Henricks is leasing.

Ms. Salay said the address listed in the report is 5681 which is the exact address for the nail salon application and she may be confused about which tenant space they are talking about which was the space beside the Ty Ginger restaurant and the Next Stage Health Clinic.

Dr. Henricks said the address he is applying for is 5625 Woerner Temple Road.

Ms. Salay said she is concerned with a veterinary office in close proximity to a restaurant because there is not an appropriate space to exercise an animal to relieve themselves and without a bag and a waste receptacle they will leave what they leave behind and that is a violation of City Code and is a health risk and going to make it unpleasant for the people on the back patio of the restaurant. She said the restaurant patio is busy and it would not be a pleasant experience with people walking their dogs back

there. She said the noise issues of animals being stress and pain or fear there is howling and are not happy campers and there would be the possibility of the noise carrying to the neighboring tenants.

Dr. Henricks said they do take noise into account with the design of the space for the external walls and tenants next door. He said they are working with a specific architect and contractor that who works in similar settings as this use because they want to be a good tenant and want to be there a long time within the City of Dublin. He said they develop the space is without a common or outside wall for any kennel space and will also be just a veterinary office with no border and no grooming where there is dogs that are healthy and rambunctious that would be away from home for periods of time where they will be barking.

Dr. Henricks said they will be dealing with sick animals and they will be controlling pain as much as possible. He said they contain that space on an interior core with an outer space at least 6 to 7 feet away from a common wall to have buffers with built in commercial grade noise reduction materials used on common walls and outer walls. He said his idea of a clinic is that he does not like when you walk into a waiting room and hear dogs barking, he wants a calm and quite environment. He said owners are stressed too and want them to experience a calm environment so they feel like they know what they are doing. He said they have built in stop gaps with doors and placement of rooms to where they will reduce noise as much as possible. He said there will be overnight care but very low numbers of minimal hospitalized patients that will be 2 to 3 on average or less, that will be too sick to go home and they will stay with them. He said they are quite because they are on pain meds and controlled. He said the design will reduce the noise but also the use.

Dr. Henricks said the outside space too will be taken care with built in a canister outside with bags and their reception and technician staff will be trained to ask if the animal relieved themselves outside and if they bagged it they will dispose it inside if for some reason they did not pick it up they will go out directly and clean it up.

Dr. Henricks said the restaurant hours will be different for their drop times which is first thing in the morning when they open at 8:00 am with a window time from 8 to 11 where they would walk their overnight patients when no one will be next door. He said they will make use of the western area along Emerald Parkway and will stay close to their space and will use proper cleaning. He said they will stay away from the restaurant.

Ms. Salay asked if there would be someone staying overnight with the sick animals.

Dr. Henricks said at first there would not be but there is a line they look at to determine by case where an animal in severe critical care they would transport to the Dublin Ohio State Branch veterinary office or to the Med Vet where the animal will require 24 hour care. He said some patients come in that are stable with no risk of passing away where they can be controlled overnight with medical care. He said any patients that are kept will be on sedation or pain meds. He said at some point they will have that service but until then they have cameras in the areas and will be able to visualize the patient areas. He said he would be there for rounds at 10 pm and make sure everyone is well and then return at 7 am.

Ms. De Rosa said once this is approved is there a requirement to prevent boarding.

Dr. Henricks said they would agree to the condition because the space is limited and would not accommodate a boarding facility just by size limitations of having 2,500 square feet it is all medical space.

Mr. Gunderman said the way it is written boarding is not permitted but the overnight stays for medical reasons are permitted.

Ms. Newell said it would be difficult to function as a veterinary office if they could not keep animals overnight for medical care.

Dr. Henricks said it is called medical boarding for animals that need medical care overnight.

Ms. Salay said her comfort level has been raised hearing the conscientiousness of Dr. Henricks realizing he has thought the operations through.

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to approve this Minor Text Modification to modify the development text to include a provision to allow office of veterinarians as a conditional use in Subarea E of the Thomas Kohler Planned Commerce District, because it is minor in nature and as proposed use is compatible with existing uses in the shopping center area. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

**Motion and Vote**

Ms. Newell moved, Ms. Salay seconded, to approve the Amended Final Development Plan because it complies with all the applicable review criteria. The vote was as follows: Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 7 – 0)

**Motion and Vote**

Ms. Newell moved, Ms. Salay seconded, to approve the Conditional Use application because it complies with all applicable review criteria. The vote was as follows: Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 7 – 0)

**4. Tuller Flats – Windows  
15-065MPR**

**4313 Tuller Road  
Minor Project Review**

Ms. Newell said the following application is a request for window material substitution from aluminum to composite for the previously approved Tuller Flats residential development, on approximately 21 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066. She explained that the Commission is the final authority on this entire application and swore in anyone that had intended to address the Commission on this application.

Joanne Shelly said this is a request for an alternative material for windows for Tuller Flats development. She said the applicant believes this high quality synthetic material will provide a better product for their development.

Ms. Shelly said for the ART review they had to establish some factors by which they would judge the window frames and they looked at durable materials, color, energy performance, how they were built, how they were installed and the installation details. She said the BSD Code §153.062(H)(1) for Windows and with regards to this application, the required reviewing body may approve other high quality synthetic materials and the applicant must provide examples of successful, high quality installations in comparable climates.

Ms. Shelly said Tuller Flats development with 420 units the applicant is proposing an alternative material is an Anderson 100 Series window that is a single hung with a material called Fibrex® composite material of 40% wood fiber and 60% thermoplastic polymer that gives less maintenance over the life of the window. She said the warranty is transferable 20 year on the glass and the materials is covered with a transferable 10 year warranty including: non-electric operators, locks, lifts, balance systems, hinges, handles, insect screens, weather-stripping, exterior trim, sash frame members and color finish. She said the color is integrated through a thermal process and will be the same dark bronze color that was approved with the Site Plan Review.

Ms. Shelly said the window and material has been certified by the National Fenestration Ratings Council, Energy Star, and the City's process for approving performance, which is called ComCheck.

Ms. Salay asked what the performance process consist of.

Ms. Shelly said they looks at the energy performance and installation.

Mr. Brown said it is air filtration and water infiltration and a lot of it based off window glass to frame ratios.

Ms. Newell said it establishes the minimum standard.

Mr. Miller asked if this was a commercial or residential application or does not it matter in terms of the warranty.

Ms. Shelly said it did not matter.

Joe Sullivan, Sullivan Bruck Architects, 309 South Fourth Street, said this is a commercial application even though it is a residential function and meeting the commercial codes and it does not make a difference to the warranty whether it is a residential or commercial application.

Ms. Shelly said when they discuss energy performance usually they hear the U-factor, the solar hear gain coefficient and visible transmittance and the only thing they looked at was the U-factor because that is what is affected by the material and the other factors include the glazing and is not part of this request. She said Fibrex® is provided slightly better performance values compared to the approved aluminum.

Ms. Shelly said the window will be factory built instead of assembled onsite which gives a better control over how the window is assembled and simplifies the installation. She said the applicant has provided the installation details, which was discussed at the Site Plan Review, making sure the window has the proper reveals and shadow lines as well as the details that make it a quality installation with proper framing.

Ms. Salay asked how long this window has been used.

Mr. Sullivan said this particular window has been installed for approximately 12 years and the Fibrex® material is over 20 years old. He said Fibrex® material is used for Trex® decking handrails for the longevity, durability and colorfastness. He said they were also very interested in the research for how long the material has been in use and how it has performed. He said they looked at all the performance aspects of this window and compared to the approved, aluminum frame Crystal Window as well as the production process and support that will get from the manufacturer. He said the installation of the Crystal window was a lot of field assembly having glazing contractor install them as opposed to this window coming completely factory assembled and shipped in semi's and organized in sequenced and installed. He said Anderson is a very well respected window company and have used them with high end single family residential design for over 30 years and have used Anderson windows in numerous homes. He said there were several projects used in Andersons' home state of Minnesota which is similar in design and

character to this project and the performance and the aesthetics. He said there is a continual move in the industry to find products that would perform better from a maintenance stand point and have longer life and give the aesthetic and character and quality they would like to see in wood.

Mr. Sullivan said they liked this window because it was stronger than vinyl and they decided against vinyl to avoid a waiver. He said they performed a ResCheck for the Crystal window which it did not pass but it did pass the ComCheck. He said this window having a U-factor of .3 versus .4 very much improves that performance. He said this window is dimensionally stable and not moving due to temperature change and the movement is what breaks down the performance of a product. He said the finish is integral to the product where the color is fused onto the material when it is extruded and is not a paint and will not blister, chalk, or fade. He said they like the square profile as it emulates wood. He said this window is installed with a nailing flange and all the other aspects of making the building water proof are the same technics they will use and they will get an excellent performance. It is a 35% more increase over the cost of the Crystal window but they think they will save some money on the installation, the money is being put into the quality of the product rather than into the complexity of the installation and will get a better value of the dollars spent with performance over the long haul.

Mr. Brown said he has heard good things about Fibrex® and does like Anderson as a company. He said his concern is more on the single hung versus an awning.

Mr. Sullivan said the design was always a single hung with an awning proportion.

Mr. Brown said the screens will be on the outside versus the inside.

Ms. Newell said it has the appearance of an awning window.

Mr. Brown said the awning window the screen is on the inside and they are not seen but with the hung window the screens and they are seen and it changes the architecture.

Mr. Stidhem said he is not a window expert but he googled windows and found several references to the Anderson 100 series calling it a low end builder grade window. He said the feedback was that it was much better when used in the southern locations such as Texas versus where it gets really cold.

Mr. Sullivan said without reading the same google search results he could not comment. His research and understanding the material was the fact is it does not conduct cold and transmission of cold or heat becomes a function of the actual construction of the window itself. He said windows are something that they can have a broad difference of quality and price point if they look at the products available. He said they feel this is a good value window and is more expensive than what would be typically seen in the similar multi-family application. He said Dublin has established a bar that is higher than typical and they understand it. He said this product exceeds windows that are already approved within the Dublin standard in all aspects.

Mr. Miller asked about the base design for Bridge Park windows.

Ms. Shelly said Bridge Park have submitted as aluminum and the Code only requires that they submit the material and not a manufacturer. She said through the permitting process they get into the details and Bridge Park has not gone through the process yet so they do not have any of the information.

Mr. Brown said there are some cheap pathetic aluminum windows out there and by mandating a material they are missing the mark. He said this Fibrex is a far superior to many aluminum windows available.

Ms. Shelly said that is why they supported this window material.

Ms. Newell said appearance wise this option takes care of her objection to vinyl windows.

Mr. Brown said he has no objection to this material window.

Ms. Newell agreed.

Ms. Salay confirmed that the applicant is using this material that is more expensive than aluminum.

Mr. Sullivan said it is more expensive than the aluminum than they had in their plans.

Mr. Miller asked if it was because of the Crystal window being a low-end product.

Mr. Sullivan said Crystal is a lower end of the spectrum of aluminum windows but is not considered a cheap window. He said there are challenges in the effort to install.

Ms. Newell asked if this window material was proprietary.

Ms. Shelly said there is a similar type of composite window offered through Marvin, which is a competitor of Anderson.

Ms. Newell said they are equally a good company. She said if they refer to this a generic composite window because they cannot identify the manufacturer what other product might come up.

Ms. Shelly said this is not an issue what is being approved is this composite for this project and if they wanted to entertain this in the Code to allow for materials or look at the whole window as it is built including the glazing and more criteria it can be done by looking at the Code. She said this is a request for approval just for the material for this project.

Mr. Brown said the downfall to aluminum is that it is difficult to mechanical fasten it where this product is chemically fasten and adhered so there is a unified structure. He said if they have carpenters install the windows they put up weather membrane they install it wrong that allows infiltration in and around the window which is a detail they do not pay attention to by carpenters.

Mr. Sullivan said they understand and will be looking at the installation closely. He said the weather barrier will be installed by someone who knows what they are doing and they are very interested in making sure that their buildings are weather tight and will be carefully detailed.

Mr. Miller said his knowledge of the windows is impressive and wanted to make sure that this is a residential window that has a residential warranty but used in a commercial application and wanted to be sure the warranty is good.

Mr. Sullivan said that is his understanding because they do not differentiate between commercial and residential because they list commercial applications in the literature.

Ms. Newell said she did not know of any warranty that distinguishing between commercial and residential warranty that stated something within the warranty. She said they would describe a residential quality window in a commercial application.

### **Motion and Vote**

Ms. Newell moved, Mr. Miller seconded, to approve the Minor Project Review allowing for an alternative window material. The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Miller, yes; and Ms. Newell, yes. (Approved 7 – 0)



## **Communications**

Mr. Langworthy said this is Gary Gundermans' last meeting before he retires next week. He said he has brought value to him and all of them. He said they are going to miss Gary a whole lot and has been here since grass started growing in Dublin. He said he knows everyone wishes him well as they do. He invited the commission to attend the reception in the office August 12<sup>th</sup>.

Ms. Newell wished Gary luck.

Mr. Gunderman said he has really enjoyed the years that he has been in Dublin and before coming here from being the Planning Director in Delaware he was doing as many projects in Delaware as he would do in Dublin but they were getting repetitive and he was getting bored. He said he wondered where he would find that is different that has different projects and he really thinks he made the right choice in coming to Dublin. He said prior to the recession he had spent a lot of time doing intake of application for development being the first time they came through the door and a lot of the time the only time they came through the door. He said it has been an interesting process and he has enjoyed that more than anything else he has done here. He thanked the Commission and said they may see him again.

Mr. Brown asked if he was staying the in the community.

Mr. Gunderman said they are staying and that they like their house and looking forward to enjoying it for some time to come.

Mr. Brown thanked him for all his years of service.

Ms. Newell wished Gary the best of luck and said she feels that the City has a great staff and it is the staff that has contributed so much to what the City is.

Mr. Gunderman said there is a lot of great people on staff and there was a long period of time where he thought that his greatest value was the fact that he knew how the system worked and as it turns out there are other people that know the system better than he does and they will not be losing anything.

Ms. Newell said she has had the pleasure of standing on the other side of the table and as she has said before the City of Dublin is always the most professional City and that staff has done an incredible job at how they conduct business.

Ms. Salay said the Home2 Hotel has worked its way into the economic development agreement with Crawford Hoying that the City is looking at with them. She said she wrestled with how to handle it because typically with any project that is going to be part of an economic development agreement would go to council for a first look so that the developer can get feedback initially on the council perspective of the proposal that would give the applicant and staff and commissions that are reviewing it their thoughts about what is important to council expectations. She said the Home2 Hotel is going in front of City Council and reviewed. She said they decided it would be advantageous to include this corner in a T.I.F. that made a lot of sense from an economic stand point and from City Council as well as the developer.

Ms. Salay asked that they get a copy of the landscaping requirements in the Tech Flex District.

Mr. Langworthy said there is not anything special within the Tech Flex District they would follow the regular landscape requirements that are applied to a property in the general code.

Ms. Salay verified it was straight Code requirements.

Mr. Langworthy agreed.

Ms. Salay said there is a building on the corner of Innovation and the building has a blank façade with no landscaping. She said there is another business near the corner of Shier Rings and Avery Road that built a huge addition recently without any landscaping and wondered if there is a landscaping requirement for the addition.

Mr. Langworthy said it would normally have just parking lot screening and service structure screening.

Mr. Gunderman said the building on Shier Rings Road should have more landscaping and understands the Innovation Drive building is an old building and would be prior to the landscaping code.

Ms. Salay said it is Sertek.

Mr. Gunderman said they will check on Sertek's plan.

Ms. Newell said she and Chris had a brief conversation about this at the last meeting. She said that she was asked how they could define when talking about aluminum windows narrowing down what that gambit was. She said she made the comment that it was really difficult. She said she deals in public works and a lot of school designs and the Ohio School Facility Commission and the State of Ohio has a performance spec based on the materials that can go into a school building. She said they hired an architectural consultant firm to develop that and it eliminates certain materials that cannot be used in a building but it equally puts a performance on something like windows done generically and is not singling out any particular manufacture but gives weights of the aluminum material that goes in and specifies all the windows are going to be triple paned and not double paned and have integral blinds because they are items they deem benefit the performance of the building. She said they should do something similar and building upon that doing the same thing to help narrow out what some of those materials are and then taking the vinyl windows at the low end that they have an objection with. She said she didn't think that they could do that but then found that the State has done it and set a precedence.

Ms. Salay said it would make life easier for the development community would know the expectations and types of materials and thought it could be a subcommittee type project.

Mr. Brown said it is a performance specification setting an agenda of parameters.

Ms. Newell said the biggest struggle is the Bridge Street Corridor and they could make a list of the materials that are in the Bridge Street Corridor and define some performance specs.

Mr. Langworthy said the part of "architecturally appropriate" and some of the other terminology they have in the Code that it would be nice not to have to defining that each and every time. He said he thought there was a way to get more standardized in how they approach that would be useful.

Ms. Newell said the Ohio Schools Facilities Commission they turn in variances and the commission meets and reviews the variance requests. She said it does not mean once the regulation in place that they cannot deviate from it but you have to do a presentation as to why there is a deviation and there is already a waiver process that can be used for the same review of material deviations.

Mr. Langworthy said they did not want to make it a waiver because they are supposed to be a higher standard and the other part is criteria for alternative materials to have something to go by to make a judgement.

Mr. Brown said it opens up some latitude.

Ms. De Rosa said there must be some other communities that has done this.

Ms. Newell said the only one she knows is the Ohio Schools and it is geared toward architecture but in this instance they would be taking that and introducing into a Zoning Code.

Mr. Langworthy said that is what they have in the required reviewing body makes the approvals, but if they did not have that and had a Code provision that would give them some guideline.

Ms. Newell said she is not trying to make their job more difficult but had given it a lot of thought knowing they struggle without a performance fact then it can be compared to something to make a less subjective decision.

Mr. Brown said they can come up with their own agenda items that they can offer if there is something they want to push forward to City Council as a recommendation.

Mr. Brown said to get some updated equipment in Council Chambers. He said staff wrestles with the equipment at every meeting since he has been coming to meetings in Dublin.

Ms. Salay said they are looking at the CIP Budget and with the new I.T. Director that is going to be starting soon and they have some work to do. She said they had issues at Council when Crawford Hoying wanted to show a video and there were glitches about how it would work and it is a big deal and maybe there needs to be an I.T. staff person at the meetings for when these issues happens when staff is ready with a presentation but the equipment is not cooperating.

Mr. Langworthy said there is a great I.T. staff but the equipment does not always match up the level of competency of the staff.

Ms. Newell said if there were no further comments the meeting was adjourned at 9:32 p.m.

As approved by the Planning and Zoning Commission on September 17, 2015.